

9 . Core Policies

CSP 29 Design

Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- topography, Green Infrastructure assets, important habitats, woodlands and other natural features
- views and vistas to key buildings, landmarks, skylines and gateways
- heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
 - Barnsley Town Centre
 - Penistone and the rural villages in the west of the borough
 - within and adjacent to Conservation Areas

Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people
- contribute towards creating attractive, sustainable and successful neighbourhoods
- achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings

9.190 This policy sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Design that reflects the character of areas will help to strengthen their distinctiveness, identity and people's sense of belonging to them. The policy also acknowledges the vital role that good design can play in supporting economic and physical regeneration and bringing about new forms of distinctiveness by making run down areas both physically and economically more attractive.

9.191 The Public Spaces Strategy and the Building Heights Study provide evidence for design decisions in Barnsley Town Centre.

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- 9.192** Quality of design has reached a high position in the national consciousness and planning agenda. As the Local Planning Authority dealing with planning applications the council has a responsibility to bring about a better built environment. Setting a high design quality standard for new development will make Barnsley a more attractive place to live, work and enjoy leisure, and will help to underpin economic regeneration. Good design is also necessary to promote civic pride and reinforce a sense of identity and place.
- 9.193** Good design emerged as a key aim of Remaking Barnsley and this is reflected in the Sustainable Community Strategy.
- 9.194** The above policy will be applied to new developments, and where appropriate to the extension and conversion of existing buildings. The Development Sites and Places DPD will contain more detail on what is special about each locality. Supplementary Planning Documents will be prepared to provide further advice on the design of new housing development, house extensions, designing out crime, advertisements and shopfront design.
- 9.195** The government produces guidance through the series of Planning Policy Statements. Planning Policy Statement 1: Delivering Sustainable Development states 'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning'. CABI have produced 'By Design – Design in the Planning System' as the companion to Planning Policy Statement 1. This guidance contains seven key design objectives which are:
- Character – a place with its own identity, reinforcing locally distinctive patterns of development, landscape and culture;
 - Continuity and enclosure – public and private spaces clearly distinguished;
 - Quality of the Public Realm – attractive and successful outdoor areas that are safe, and that work effectively for all in society;
 - Ease of movement – a place that is easy to get to and move through;
 - Legibility – a place that has a clear image
 - Local Adaptability – development that can easily respond to change
 - Diversity – variety and choice through a mix of uses that respond to local needs.

Building for Life

- 9.196** The CABI Building for Life criteria is a government endorsed assessment benchmark developed by CABI. The assessment has been designed to ensure that it meets the criteria described for housing quality in PPS3. Each housing development (scheme) is awarded a score out of 20, based on the proportion of CABI Building for Life questions that are answered positively. The scores are categorised as 'very good' (16 or more positive answers out of 20), 'good' (14 or more positive answers out of 20), 'average' (10 or more positive answers out of 20) or 'poor' (less than 10 questions answered positively).